

Inclusionary Obligations for Residential Projects

Charts are based on the percentages described in each section. For larger projects, calculations will be based on the percentages described. "Very low" "low" and "moderate" refer to income limits for the Oakland Primary Metropolitan Statistical Area as published annually by the US Department of Housing and Urban Development, adjusted for family size. Current income limits are available at www.alamedahousing.com.

Citywide (outside of redevelopment areas) - 15% of units must be Inclusionary Units, with at least 4% affordable to very low income households, at least 4% affordable to low income households, and up to 7% affordable to moderate income households

Citywide - Total New Units	Inclusionary Units (15%)	Income Levels
3 to 9	1	1 moderate
10 to 16	2	1 moderate, 1 low
17 to 23	3	1 moderate, 1 low, 1 very low
24 to 29	4	2 moderate, 1 low, 1 very low
30 to 36	5	3 moderate, 1 low, 1 very low
37 to 43	6	3 moderate, 2 low, 1 very low
44 to 49	7	3 moderate, 2 low, 2 very low
50 to 56	8	4 moderate, 2 low, 2 very low
57 to 63	9	4 moderate, 3 low, 2 very low
64 to 69	10	5 moderate, 3 low, 2 very low

Business and Waterfront Improvement Project (BWIP) and West End Community Improvement Project (WECIP) - 25% of units must be Inclusionary Units, with at least 6% affordable to very low income households, at least 7% affordable to low income households, and up to 12% affordable to moderate income households

BWIP/WECIP - Total New Units	Inclusionary Units (25%)	Income Levels
3 to 5	1	1 moderate
6 to 9	2	1 moderate, 1 low
10 to 13	3	1 moderate, 1 low, 1 very low
14 to 17	4	2 moderate, 1 low, 1 very low
18 to 21	5	3 moderate, 1 low, 1 very low
22 to 25	6	3 moderate, 2 low, 1 very low
26 to 29	7	3 moderate, 2 low, 2 very low
30 to 33	8	4 moderate, 2 low, 2 very low
34 to 37	9	4 moderate, 3 low, 2 very low
38 to 41	10	5 moderate, 3 low, 2 very low

Alameda Point Improvement Project (APIP) - 25% of units must be Inclusionary Units, with at least 6% affordable to very low income households, at least 10% affordable to low income households, and up to 9% affordable to moderate income households

APIP - Total New Units	Inclusionary Units (25%)	Income Levels
3 to 5	1	1 low
6 to 9	2	1 moderate, 1 low
10 to 13	3	1 moderate, 1 low, 1 very low
14 to 17	4	1 moderate, 2 low, 1 very low
18 to 21	5	2 moderate, 2 low, 1 very low
22 to 25	6	2 moderate, 2 low, 2 very low
26 to 29	7	2 moderate, 3 low, 2 very low
30 to 33	8	3 moderate, 3 low, 2 very low
34 to 37	9	3 moderate, 4 low, 2 very low
38 to 41	10	4 moderate, 4 low, 2 very low